CITY OF COSTA MESA Inter Office Memorandum

TO: Planning Commission

FROM: Willa Bouwens-Killeen, Chief of Code Enforcement

DATE: December 31, 2013

SUBJECT: CODE ENFORCEMENT UPDATE

PROPERTY UPDATES

Below please find updates on properties brought to Code Enforcement's attention.

Address: 722 West 16th Street*

Current Code Enforcement Violation: Building façade is unkempt and falling apart, overgrown vegetation, and illegal storage. The Code Enforcement Officer has spoken with the property owner and issued a violation notice, giving the owner 21 days to comply. Overgrown vegetation and illegal storage corrected; however, it was determined that the building repair was more extensive than originally envisioned so an additional extension of time was granted. The needed custom siding has been installed. The Code Enforcement Officer is monitoring the last of the repair at the rear of the property, which is under way.

Past Code Enforcement Violations: **Four past cases for outdoor storage and weeds in parkway. Because compliance was gained, no citations were issued.

Owner Occupied?: No – industrial property

Address: Twenty properties on 2200 block of Rutgers Drive

Current Code Enforcement Violations: Deteriorated building exteriors, unmaintained landscaping, cracked paving, dilapidated mailboxes, light fixtures missing bulbs, missing window screens, trash and debris. Cases were opened on the 20 properties; 1 property still needs to comply with a second citation to be issued for deteriorated driveway. The work has since been completed and the case is closed.

Owner Occupied?: Eight of the twenty properties owner occupied





^{*} This portion contains a description of the current open case for the property, including citation history, if any.

^{**} Includes a summary of all past, closed cases for the property, including the type of violations and any citations that might have been issued for these cases.

Address: 270 Palmer Street

Current Code Enforcement Violations: Inoperative vehicle. First citation sent but property recently changed ownership so the new owner was notified. Due to noncompliance, the new owner was cited. The owner has since contacted Code Enforcement and is in process of having the vehicle removed. Van has since been removed; case closed.

Past Code Enforcement Violations: Two past cases for property maintenance and trash. No citations issued in the remaining case due to timely compliance by the property owner.

Owner Occupied?: No

Address: 2265 Canyon Drive

Current Code Enforcement Violations: Unmaintained driveway and landscaping. This area is a natural drainage ditch that serves Estancia High School; the drainage ditch needs to remain unimproved so drainage capacity is not reduced. Initial estimates to repair the driveway were over \$50,000 so the owner is working with his engineering firm to modify the plans which should be submitted by mid-December. The property owner and his engineer have met with Staff and is in process of preparing revised plans.

Past Code Enforcement Violations: Nineteen past cases for inoperative vehicles, property maintenance, dumped items, graffiti, and trash. Due to timely compliance, no citations were issued.

Owner Occupied?: No - apartment project

Address: 3440 Lupine Circle

Current Code Enforcement Violations: Tarp on roof. Property owner is working with an architect to expand the second floor of the house; plans are almost ready to be issued. Owner agreed to replace the tarp until the work can be initiated but, despite an extension of time, still has not done so. Consequently, a third citation was issued and the matter forwarded to the City Attorney for further action. A bench warrant has been issued since the property owner did not appear at court. Staff will work with the City Attorney's office as to how to proceed with the next step.

Past Code Enforcement Violations: Three past cases for deteriorated paint and weedy/overgrown landscaping. Due to timely compliance, no citations were issued.

Owner Occupied?: Yes

Address: 1786 Orange Avenue -- AT&T building

Current Code Enforcement Violations: Property maintenance. Property manager has started cleaning up and repairing the landscaping and although some painting has occurred, staff is concerned with the quality of the work. Consequently, a citation was issued. The rain gutters have since been repainted and the lawns reseeded and growing. Case closed.

Past Code Enforcement Violations: Two past cases for transient living in bushes and landscape maintenance. Both items were resolved in a timely manner and no citations were issued.

Owner Occupied?: No -- phone switching building

Address: 2280 Newport Boulevard

Current Code Enforcement Violations: Storage of commercial equipment in required parking spaces as well as elsewhere on the property; unmaintained landscaping; living in a commercial building; trash and debris; outdoor storage of miscellaneous building materials; unscreened trash dumpster; graffiti, and unmaintained building façade. Staff is waiting for City Attorney input on correct code sections needed due to nonconformity of site. Police

Department has been actively enforcing parking.

Past Code Enforcement Violations: Six past cases for property maintenance, trash and debris; building Code violations. Four citations issued with litigation initiated.

Owner Occupied?: No -- commercial property

Address: 233 Palmer Street

Current Code Enforcement Violations: Business is conducted out of a residence with employees coming to the site. The Code Enforcement Officer was able to confirm that they are still conducting prohibited business activities at the home and has issued a citation. The officer will inspect the property again and, assuming the business is still occurring, will issue a second citation. Staff will be discussing this matter with the City Attorney to determine how best to proceed with this matter.

Past Code Enforcement Violations: Eight past cases for operating a business from a residence, illegal storage, trash. Citations never issued due to timely compliance by the property owner or, despite extensive monitoring of the site, proof that a business was conducted at the property could not be confirmed.

Owner Occupied?: No

Address: 136 Broadway

Current Code Enforcement Violations: Landscaping removed and still not replaced after several months; parking lot dilapidated; parking stall striping faded. Notice of violation issued, giving until the end of October to comply; extension to early November granted. Work was still uninitiated so a first citation was issued. The landscaping has since been replaced and the parking lot has been repaired and restriped. Case closed.

Past Code Enforcement Violations: Four past cases for trash and debris, trash enclosure, dumped furniture, and an illegal sign. No citations issued since compliance gained within the specified time frame.

Owner Occupied?: No - medical clinic

Before



After



After



Address: 337 East 20th Street

Current Code Enforcement Violations: Landscaping and house not maintained. Notice of violation has been issued, giving until mid-November to comply. Owner still hasn't complied so a citation was issued. Property will be rechecked in early January.

Past Code Enforcement Violations: No past cases for this property owner at this site.

Owner Occupied?: Yes

ADDITIONAL INFORMATION

I also wanted to let you know in November 2013 Code Enforcement:

- Opened 145 new cases including 18 on-line complaints
- Issued 22 citations
- Issued 11 garage sale permits
- Issued 1 Public Entertainment Permit

AUDIT OF PAST CLOSED CASES

Below is an update of further activity on an additional nine past cases in the "closed" list:

2828 Royal Palm Dr. - No further cases

2905 Red Hill Ave. - No further cases

1589 Corsica Pl. – No further cases

120 Virginia PI. – Two further cases – one for an inoperative vehicle (repeat violation) and one for trash/debris both since closed

1512 Bristol St. - No further cases

3125 Jefferson – No further cases

3013 Royal Palm Dr. – Two further cases (unmaintained landscaping; trash/debris both repeat violations) both since closed.

449 Hamilton St. – Two further cases (dumped items – repeat violations) but new residences have recently been completed on the property.

372 – 378 Victoria St. – Three further cases (repeat violations for graffiti on screening fencing) but new residences are now under construction on the property

Closed cases:

1139 Aviemore Tr. 782 West 20th St. 3012 Royal Palm Dr. 913 West 20th St. 2123 Continental Av. 947 Darrell St. 842 Darrell St. 923 West 20th St. 3125 Jefferson Av. 866 Darrell St. 2129 Federal Av. 956 Joann St. 930 Darrell St. 945 Victoria St. 961 Union Av. 929 Joann St. 935 Victoria St. 3124 Pierce Av. 2040 National Av. 2128 Union Av. 2981 Redwood Av. 2131 Republic Av. 2123 Union Av. 1998 Rosemary Pl. 883 Senate St. 2030 Continental Av. 2068 Wallace Av. 953 Union Av. 1980 Monrovia Av. 1726 Superior Av. 960 Union Av. 780 Center St. 2881 Bear St. 2136 Union Av. 695 Center St. 2891 Bear St. 911 Victoria St. 1660 Monrovia Av. 1600 Adams 1130 Victoria St. 1600 Primrose St. 786 West 20th St. 2285 Newport Bl. 2285 Newport Bl. 1013 Arbor St. 372 - 378 Victoria 1787 Orange Ave. 2089 Harbor Bl. 703 Shalimar 974 Congress 1175 Baker 969 Oak St. 2828 Royal Palm 2905 Red Hill Ave. 1589 Corsica 120 Virginia Pl. Avalon St. permit parking 725, 741, 841 Baker St 1512 Bristol St. 372 - 378 Victoria St 3125 Jefferson 3013 Royal Palm 449 Hamilton St. 1113 Baker 1672 Madagascar St. 929 Joann 1856 Placentia 943 Joann 703 Shalimar 730 Shalimar 1990 Federal 735 Shalimar 787 Shalimar 734 Shalimar 300 23rd St 1966 Harbor BI 2590 Orange 3013 Royal Palm Dr. 2850 Fairway Dr. 2255 Fairview Rd. 2972 Century 778 Shalimar 1525 Mesa Verde Dr E #117 2801 Harbor 1087 - 1097 Baker 2255 Fairview Road 120 Virginia 2681 Harbor Bl. 575 W. 19th Street 3160 Country Club Road 3028 Garfield Avenue 111 Del Mar Avenue 2253 Republic Avenue 2900 Fairview Road 2900 Harbor Boulevard 811 Victoria Street Area next to 845 W 19th St. 799 West 19th Street 1895 Monrovia Avenue 2205 Fairview Road 724 West 19th Street 216 Palmer Street #A 220 Palmer Street #A 233 Palmer Street 252 Palmer Street 963 Oak Street 259 Knox Street 3013 Royal Palm Drive 1550 Orange Street 499 Magnolia 498 Broadway 1600 Block Babcock 1009 Begonia 2026 Placentia Avenue 785 Victoria Street 2140 Placentia Avenue 2129 Harbor Boulevard 740 West Wilson 845 W. 19th Street 827 Victoria Street 597 Victoria Street Twenty-two prop. Victoria/Wilson 573/575 Victoria Street 681 Victoria Street 2120 Placentia Avenue

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